



**GAIL FARBER, Director**

## **COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

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ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

August 21, 2012

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

### **ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

**32 August 21, 2012**

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**REQUEST TO FILE LAWSUIT TO EVICT AND RECOVER  
REAL PROPERTY AND BREACH OF CONTRACT DAMAGES  
BIG DALTON WASH – PARCELS 63, 184, 189, AND 206  
CITY OF IRWINDALE  
(SUPERVISORIAL DISTRICT 1)  
(3 VOTES)**

### **SUBJECT**

This action is to request approval for County Counsel to file a lawsuit to evict Mr. Frank Ramos from the Big Dalton Wash and recover appropriate damages due to the Los Angeles County Flood Control District.

### **IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

Authorize County Counsel, on behalf of the Los Angeles County Flood Control District, to file a lawsuit to evict Mr. Frank Ramos from Big Dalton Wash, Parcels 63, 184, 189, and 206, in the City of Irwindale, and recover monetary or other remedies as provided by law.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to obtain approval from your Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to authorize County Counsel to file a lawsuit to evict Mr. Frank Ramos, a prior tenant of the LACFCD, from Big Dalton Wash, Parcels 63, 184, 189, and 206, in the City of Irwindale.

Mr. Ramos has continued to occupy Big Dalton Wash after termination of his rental agreement. This action will enable the LACFCD to take the necessary legal action to evict Mr. Ramos from the LACFCD property.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Fiscal Sustainability (Goal 2) as the LACFCD will be able to utilize this property for the operation and maintenance of its flood control facilities.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Mr. Ramos entered into two rental agreements to use portions of Big Dalton Wash to operate a container nursery. On August 4, 1998, Mr. Ramos entered into Rental Agreement 99-05 for Parcel 63; and on April 4, 2008, he entered into Rental Agreement 08-23 for Parcels 184, 189, and 206. As a result of numerous, repeated violations to the terms of the rental agreements relating to payment of rent and maintenance of insurance coverage, the agreements were terminated by the LACFCD on April 15, 2012, and Mr. Ramos was required to vacate the property.

Mr. Ramos continues to occupy the property, which has resulted in the need to take legal action to evict him.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed action is exempt from the California Environmental Quality Act (CEQA) in that it does not meet the definition of a project according to Sections 15378(b) (5) of the CEQA Guidelines. The action is an administrative activity of government that will not result in direct or indirect physical changes to the environment.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no impact on current services or projects.

### **CONCLUSION**

Please return one adopted copy of this letter to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

The Honorable Board of Supervisors

8/21/2012

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Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid, with the first name "Gail" and last name "Farber" clearly distinguishable.

GAIL FARBER

Director

GF:SGS:hp

c: Auditor-Controller (Accounting Division - Asset  
Management)  
Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office